

CITY OF PORTLAND, MAINE
PLANNING BOARD

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April 10, 1998

Owens A. McCullough, P.E.
Project Manager
Sebago Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04098

RE: Portland Retirement Residence

Dear Owens:

On March 10, 1998 the Portland Planning Board voted unanimously to approve the site plan and site location of development for Portland Retirement Residence at 219 Canco Road. The approval was granted for the project with the following conditions:

- i. that the applicant provide a revised deed for public access, in a form acceptable to the City's Corporation Counsel recognizing the existence of the Portland Trails trail.
- ii. that the remaining sidewalk and granite curb be installed at such time that the abutting property be developed or at the time that Phase II is developed or within five (5) years, whichever is first.
- iii. replacement of two (2) catch basins in Canco road, located across from the southwesterly site boundary, and replacement of the existing cross culvert connecting these basins with a pipe of appropriate size and avoiding conflict with the existing sanitary sewer manhole.
- iv. replacement of the outfall pipe which drains these two catch basins and directs runoff towards the existing swale located on the southwesterly abutting property.
- v. that the Development Review Coordinator's comments be addressed relating to book and page for easements, access door, emergency wier, and length of level lip spreaders, the confirmation of state permits not required and documentation of treatment pond calculations and maintenance plan.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #3-98, which is attached.

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

The Fire Alarm System shall be maintained to NFPA #72 Standard.

The Sprinkler System shall maintained to NFPA #13 Standard.

All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year"

The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

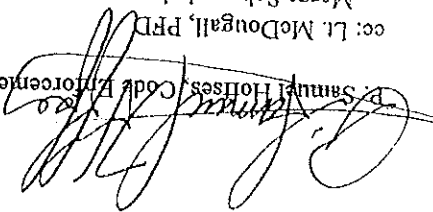
Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

Please read and implement the attached Land Use-Zoning report requirements.

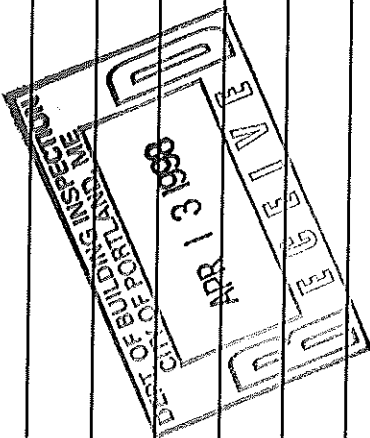
Your plan does not show header size over the double door
(ATTN: S. Hoffes),
Please submit this information for review to this division.

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cc: Lt. McDougall, PFD
Marge Schmuckel
P. Samuel Holmes, Code Enforcement



COMMENTS



Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Type

Inspection Record

Date

Multiple horizontal lines for writing, with a vertical dashed line down the center.